

Monrovia Town Center PUD – Case # R-12-02 and DRRA-12-06

Updated: February 18, 2014

Current Status

At their public hearing on January 16, 2014 the Board of County Commissioners (BOCC) voted to approve the PUD rezoning with the following revisions:

1. Reduce the maximum number of dwellings that can be constructed from 1,510 to 1,250.
2. Multi-family or 2 over 2 dwelling types shall not be permitted.
3. The percentage mix of dwelling types shall be 70% single-family detached and 30% single-family attached/townhouses.
4. A minimum of 50% (625 dwellings) of the total maximum number of dwellings constructed shall be age-restricted to persons 55 years of age or older.
5. There shall be no access from this development, including the park area and high school site, to Weller Road.

Due to these revisions of the PUD rezoning the BOCC did not hear the DRRA/APFO case.

With the revisions to the PUD rezoning it was determined that these should be referred back to the Planning Commission along with a revised DRRA and a revised APFO to reflect the reduced number of dwellings and the age-restricted component.

[PUD Concept Plan](#) – revised February 2014

Planning Commission Hearing Schedule

All hearings will start at 6:00 pm and will be held at Winchester Hall

Start with public hearing on the Revised PUD Rezoning followed by the review of the DRRA for a finding of consistency with the Comprehensive Plan.

Wednesday March 19 - speaker sign-up for both items will be available at 5 pm

Thursday March 20

Wednesday March 26

Board of County Commissioners Hearing Schedule

All hearings will start at 6:00 pm and will be held at Winchester Hall

Tuesday April 8 – speaker sign-up for both items will be available at 5 pm

Wednesday April 9

Thursday April 10

PUD Rezoning – R-12-02

[Concept Plan](#)

[PUD Rezoning Staff Report](#)

[Applicant Exhibits](#) – submitted as part of Planning Commission hearing

Development Rights and Responsibilities Agreement – DRRA-12-06

[BOCC Staff Memo](#) – November 21, 2013

[Final Draft DRRA](#) – November 25, 2013

[Adequate Public Facilities Review](#) – Final Draft Letter of Understanding (LOU) (Nov. 25, 2013), school test, water/sewer study